



## LAND For Sale

**Location:** Plymouth Oaks Blvd.  
**Side of Street:** SEC  
**City:** Plymouth/Twp., MI  
**Cross Streets:** Sheldon Rd.  
**County:** Wayne

**Acreage:** 1.00      **Improvements:** Improved Lot  
**Zoning:** Lt Industrial      **Dimensions:**

### UTILITIES

**Sanitary Sewer:** Yes      **Gas:** Yes  
**Storm Sewer:** Yes      **Outside Storage:** No  
**Water:** Yes      **Rail Siding:** No

### ADJACENT LAND

**North:** Lt. Industrial      **East:** Lt. Industrial  
**South:** Lt. Industrial      **West:** Lt. Industrial

### PRICING INFORMATION

**Asking Price:** \$172,500.00      **Parcel #:** 78-016-02-0020-000  
**Per Acre:** \$174,242.42      **Assessor Number:** N/A  
**Per SqFt :** \$4.00      **Taxes:**

### TRAFFIC INFORMATION

**Yr: 2017 Count:** 22,432 Sheldon Rd. N. of M-14  
**Yr: 2017 Count:** 22,712 Sheldon Rd. S. of M-14  
**Yr: 2017 Count:** 83,111 M-14 W. of Sheldon Rd.  
**Yr: 2017 Count:** 83,994 M-14 E. of Sheldon Rd.

### DEMOGRAPHICS

	Population	Median HH Income
<b>1 Mile Radius</b>	51,131	\$91,763
<b>3 Mile Radius</b>	59,114	\$110,128
<b>5 Mile Radius</b>	161,162	\$100,299

**Comments:** Sheldon Road frontage. Easy access to M-14 and all freeways.



**Broker:** SIGNATURE ASSOCIATES

#### Agent(s):

Rick Birdsall, (248) 799-3145, rbirdsall@signatureassociates.com  
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Information is subject to verification and no liability for errors or omissions is assumed. Price and terms are subject to modification.